

## UNDER SALES AGREEMENT - Charming Stone Farmhouse with Pool & Expansive Views



## INFORMATION

Town:	Église-Neuve-d'Issac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	196 m <sup>2</sup>
Plot Size:	57493 m <sup>2</sup>



## IN BRIEF

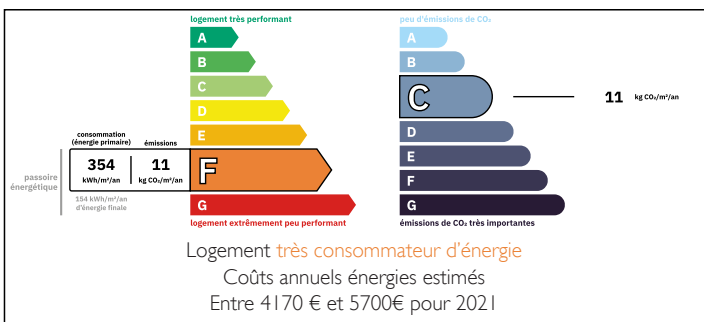
Nestled in serene nature, this 196 m<sup>2</sup> stone farmhouse radiates charm and history.

It features four cozy bedrooms, including a master suite, plus a spacious 50 m<sup>2</sup> living area with terracotta tiles, stone walls, and a grand fireplace. A functional kitchen, multiple baths, and a playroom add convenience.

Two barns and a sheepfold offer extra space, while five hectares of land, stunning views, and a pool complete this enchanting retreat—a lifestyle to cherish!

Enjoy authentic French living in this romantic countryside retreat with panoramic views and character filled-interiors located less than 15 minutes drive from Bergerac and its airport !

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Imagine yourself in absolute tranquility, surrounded by lush nature, in this authentic 196 m<sup>2</sup> stone farmhouse flooded with natural light.

Its historic walls house four welcoming bedrooms, including a master suite designed for your comfort, featuring a private bathroom and WC.

The spacious 50 m<sup>2</sup> living area has preserved its old-world charm with terracotta tiles, stone walls, magnificent beams, and traditional bricou, all complemented by a sumptuous period fireplace.

The separate kitchen is perfectly functional!

A bathroom, an additional shower room, and two WCs add extra convenience, as does the children's playroom, which could easily be converted into a fifth bedroom.

Two adjoining barns (32 m<sup>2</sup> and 45 m<sup>2</sup>) offer even more space—either as extensions of the home or transformed into a separate guesthouse.

A sheepfold, currently used as a bed-and-breakfast, completes the property and features two bedrooms, a shower room, and a 21 m<sup>2</sup> covered terrace styled as a summer kitchen.

Another covered terrace, attached to the barns, provides an additional 30 m<sup>2</sup> of space.

Outside, more than five hectares grant you unparalleled freedom and breathtaking views of the meadows and woods surrounding the estate.

Sunny days linger by the 9x5m swimming pool, which includes a shallow paddling area for little ones.

More than just a property, this is a way of life—a place to discover without delay! But beware, once you arrive, you may never want to leave.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES